

the hospital, the infant regained consciousness and began to breathe on its own. The infant was released from the hospital the following day.

When asked about how this call had affected his mindset for the rest of his shift, Deputy Harper was, as he always is, humble and expressed how glad and thankful he was that the young child would be all right.

Deputy Wes Harper's quick thinking and selfless action speak volumes of the training of Clark County's first responders, as well as their devotion to Hoosiers all the way across Clark County. His actions are a prime example of the high standards and traditions of law enforcement officers everywhere across this country.

Mr. Speaker, on behalf of Indiana's Ninth District, I would like to express our gratitude to Clark County Sheriff's Deputy Wes Harper for his lifesaving actions.

RECOGNIZING NATIONAL COLORECTAL CANCER AWARENESS MONTH

(Mr. PAYNE asked and was given permission to address the House for 1 minute.)

Mr. PAYNE. Mr. Speaker, I rise today to recognize March 2017 as National Colorectal Cancer Awareness Month.

This month offers us an opportunity to raise awareness about colorectal cancer and to recommit to taking action against this disease. Colorectal cancer is one of the most preventable forms of cancer, yet it remains the second leading cause of cancer death among men and women, combined, in the United States.

This year, more than 130,000 individuals in the United States will be diagnosed with colorectal cancer. Approximately 50,000 more will die from it. Too often, individuals are forced to forego screening because of high insurance costs. In order to get more people screened and save lives, we need to break down the financial barriers to treatment.

Last month, I joined the Congressman CHARLIE DENT and LEONARD LANCE to introduce the Removing Barriers to Colorectal Cancer Screening Act. Our bill eliminates colonoscopy cost-sharing for Medicare patients so that every patient has access to this lifesaving treatment.

Mr. Speaker, we cannot let cost stand in the way of care. I urge Congress to quickly advance this legislation. Patients are counting on it.

□ 1215

EMPLOYEES UNDER INVESTIGATION

(Mr. GOHMERT asked and was given permission to address the House for 1 minute.)

Mr. GOHMERT. Mr. Speaker, something that has not gotten nearly

enough attention in the media concerns security. We know that there were people working—Imran Awan, Abid Awan, Jamal Awan, Hina Alvi, Natalia Sova—and I have heard that one of these has fled back to Pakistan since being investigated.

They worked on Democratic computer systems. And although we have been told, "Well, they couldn't get into the SCIF and get into the classified section," they had access to congressional computers. I am told that if you can get access to one Congress Member's Outlook program, you can easily hack into many others.

This has got to be investigated. It appears to be a major crime and a major breach of trust in the House.

I hope my friends across the aisle that use these people will step forward and help us plug the hole.

SMASH VECTOR-BORNE DISEASES

(Mr. SOTO asked and was given permission to address the House for 1 minute.)

Mr. SOTO. Mr. Speaker, I rise today to ask my colleagues to help smash Zika and other vector-borne diseases.

It is my privilege to reintroduce the bipartisan Strengthening Mosquito Abatement for Safety and Health Act, or SMASH Act. H.R. 1310 has over 14 cosponsors already, both Democrats and Republicans, coming together to tackle this great challenge.

As we saw last year, in Florida, Puerto Rico, across Latin America, and beyond, mosquito-borne diseases are constantly evolving and can quickly have new and devastating consequences. We thought we knew Zika, but then it changed. So we have to stay a step ahead.

That is what the SMASH Act does. It keeps us ahead of perennial threats like Zika, West Nile, and other diseases by expanding programs for mosquito-borne and vector-borne disease surveillance and control.

Investing and fighting all these diseases together will protect the health of countless Americans and save us money down the road.

The scientists and public health experts at the Centers for Disease Control in my home State know the tools they need. Colleagues, let's get together and give it to them.

REFUGEES WANT TO LIVE IN PEACE

(Mr. VEASEY asked and was given permission to address the House for 1 minute.)

Mr. VEASEY. Mr. Speaker, it has been a little more than a day since our President addressed this body for the first time. Many of us hoped that President Trump would finally lay out a positive vision for America. Instead, the address flamed the fears about immigrants and refugees.

I invited Syrian refugee Bothina Matar as my guest to the joint session

to show our President that, despite false claims, refugees approved through our vigorous vetting program simply want to live in peace.

After speaking with Bothina about her family's experience in Syria and at a Jordanian refugee camp, it is clear that our refugee program is successfully completing its mission.

After Bothina and her family were first referred as potential candidates for resettlement, they endured a rigorous 18-month-long vetting process. Only then was the family offered the opportunity to seek refuge in Dallas and put on the path to self-sufficiency.

Our country is welcoming, and it is a place that, despite what the President and House Republicans claim, we can both protect the American people and extend our hand to the most vulnerable amongst us.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, March 1, 2017.

Hon. PAUL RYAN,
Speaker of the House, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: On February 28, 2017, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider eight resolutions provided by the General Services Administration at the request of the Department of Veterans Affairs (VA). The Committee has authorized these leases to be executed pursuant to GSA's leasing authority in accordance with the provisions of the Public Buildings Act.

The Committee continues to work to reduce the cost of federal property and leases. The eight resolutions considered are part of the VA's Construction, Long Range Capital Plan and include consolidations and relocation of existing space to improve the VA's delivery of healthcare.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on February 28, 2017.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS AFFAIRS, NEW PORT RICHEY, FLORIDA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, a lease of up to 114,000 net usable square feet of space, and 770 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in New Port Richey, Florida to replace and consolidate five existing leases at a proposed unserviced annual cost of \$3,876,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transpor-

tation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NEW PORT RICHEY, FL**

Prospectus Number: PFL-01-VA17
Congressional District: 12

Executive Summary

The U.S. General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 114,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA). This action will consolidate five separate outpatient facilities in New Port Richey, Florida.

The lease will provide continued services for the New Port Richey veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	53,565
Estimated Maximum NUSF:	114,000
Expansion/Reduction NUSF:	60,435 (expansion)
Estimated Maximum RSF:	153,900
Expiration Dates of Current Lease(s):	9/30/2018, 12/31/2018, 11/18/2018, 4/7/2019, 6/30/2019.
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> State Route 52 (starting at Highway 19 and extending east to Suncoast Parkway (Route 589)) <u>South:</u> Pasco County Line (starting at Suncoast Parkway (Route 589) and extending west to Highway 19) <u>East:</u> Suncoast Parkway (Route 589) (starting at State Route 52 and extending south to the Pasco County Line) <u>West:</u> Highway 19 (starting at the Pasco County Line and extending north to State Road 52)
Number of Official Parking Spaces:	770
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,453,820 (leases effective 10/1/1998, 1/1/2009, 11/19/2008, 4/8/2009, 7/1/2016)

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NEW PORT RICHEY, FL**

Prospectus Number: PFL-01-VA17

Congressional District: 12

Current Total Unserved Annual Cost:	\$922,484
Estimated Unserved Rental Rate ¹ :	\$34.00 per NUSF
Estimated Total Unserved Annual Cost ² :	\$3,876,000

Justification

A new lease 114,000 NUSF lease in New Port Richey will replace and consolidate the five existing leases in the New Port Richey market including the 38,219 NUSF Port Richey Specialty Outpatient Clinic; the 792 NUSF Port Richey Eye Clinic; the 5,276 NUSF Port Richey Mental Health Clinic; the 6,078 NUSF Port Richey Home-Based Primary Care facility; and the 3,200 NUSF Port Richey Dental Clinic.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in the Strategic Capital Investment Planning process and will provide a single location in the New Port Richey area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to expand its current Primary Care, Mental Health, Specialty Care, Eye Clinic, Home Based Primary Care, and Dental services to veterans in a right-sized, state-of-the-art, energy efficient health care facility.

The expansion of those services, particularly Mental Health services, would support VA's targeted goal of eliminating veteran homelessness. Compared to the current configuration of five existing clinics, the consolidation into a single facility would generate operational efficiencies and economies of scale and improve veteran satisfaction by offering needed clinical services at one centralized location. The consolidated lease will also provide economies of scale and overall operating efficiencies resulting in significant cost savings in utilities, transportation, general supply procurement and a reduction of outsourced staffing.

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserved and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NEW PORT RICHEY, FL**

Prospectus Number: PFL-01-VA17

Congressional District: 12

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.


Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, OAHU, HAWAII

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 66,000 net usable square feet of space, and 528 parking spaces, for the Department of Veterans Affairs for a Health Care Center in Oahu, Hawaii at a proposed unserviced annual cost of \$3,392,400 for a lease term of up to 20 years, a prospectus for

which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
OAHU, HI**

Prospectus Number: PHI-01-VA17
Congressional District: 1, 2

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 66,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), in Oahu, HI. The lease will enable the VA Pacific Island Health Care System to more efficiently provide services to veterans located on the island.

Description

Occupant:	Veterans Affairs
Current NUSF	0
Estimated Maximum NUSF:	66,000
Estimated Maximum RSF:	89,100
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<p><u>North:</u> Queen Liliuokalani Fwy (starting at Kalaeloa Blvd, extending northeast to Fort Weaver Rd)</p> <p><u>East:</u> Fort Weaver Rd (starting at Queen Liliuokalani Fwy and extending south to Geiger Rd)</p> <p><u>South:</u> Geiger Rd (starting at Fort Weaver Rd and extending to Roosevelt Ave); Roosevelt Ave (starting at Geiger Rd and extending west to Boxer Rd); Malakole St (starting near Saratoga St and extending west to Kalaeloa Blvd)</p> <p><u>West:</u> Kalaeloa Blvd (starting at Malakole St extending northeast to Queen Liliuokalani Fwy)</p>
Number of Official Parking Spaces:	528
Scoring:	Operating Lease
Current Total Annual Rent:	N/A
Current Total Unserviced Annual Rent:	N/A
Estimated Unserviced Rental Rate ¹ :	\$51.40 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$3,392,400

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
OAHU, HI**

Prospectus Number: PHI-01-VA17
Congressional District: 1, 2

Justification

Veterans currently access services at the VA operated Spark M. Matsunaga Medical Center (located at the Tripler Army Medical Center), which is an oversubscribed multi-specialty clinic treating over 25,000 Veterans annually. It is inconveniently located with regard to the Ewa Plain/Leeward, central, and north shore areas of Oahu and space constraints prevent the expansion of services. Further, services at the existing facility are compressed and utilization gaps continue to increase without additional clinical space.

The proposed lease will address utilization and space gaps at the current facility and will support major VA initiatives identified by the VA Secretary including: improve veterans' mental health, veterans' experience and veterans' access to health care; enable 21st century benefits; and establish strong VA management infrastructure and integrated operating model and health informatics. It will address the need to provide ongoing primary care, mental health and specialty care services to veterans residing on the island.

Consolidation of functions enables the VA Pacific Island Health Care System to more efficiently provide services to veterans and improves access to care for veterans by reducing wait and drive times and enables VA to meet all current and projected demand for services. Additionally, the proposed lease will facilitate the education and empowerment of minority and woman veterans through outreach, education, and monitoring of the provision of VA benefits and services. The Ewa Plain/Leeward, central, and north shore areas of Oahu contain many minority and woman veterans that will be served through specified and tailored programs.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
OAHU, HI**

Prospectus Number: PHI-01-VA17
Congressional District: 1, 2

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, PHOENIX, ARIZONA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 203,000 net usable square feet of space, and 1,370 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Phoenix, Arizona at a proposed unserviced annual cost of \$6,353,900 for a lease term of up to 20 years,

a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 203,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), located in Phoenix, Arizona.

Veterans are currently serviced at the Carl T. Hayden VA Medical Center (VAMC). The lease will provide continued services for the Phoenix veterans community as well as provide a critical expansion of services to meet current and projected health care service needs for the veteran community.

Description

Occupant:	Veterans Affairs
Current NUSF	0
Estimated Maximum NUSF:	203,000
Estimated Maximum RSF:	274,050
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<p><u>North:</u> Glendale Ave/ E Lincoln Drive (starting at N 35th Ave and extending east to N 32nd St)</p> <p><u>East:</u> 32nd St (starting at E Lincoln Drive and extending south to the Phoenix Sky Harbor International Airport)</p> <p><u>South:</u> Phoenix Sky Harbor International Airport extending west along Buckeye Rd to S 35th Ave</p> <p><u>West:</u> 35th Ave (starting at W Buckeye Rd and extending north to W Glendale Ave)</p>
Number of Official Parking Spaces:	1,370
Scoring:	Operating Lease
Current Total Unserviced Annual Cost:	\$0
Estimated Unserviced Rental Rate ¹ :	\$31.30 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$6,353,900

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Justification

The 203,000 net usable square feet (NUSF) clinic will enhance VA outpatient services by closing wait times, workload, and space gaps as identified in the Strategic Capital Investment Planning process and providing primary care exam room configuration in accordance with the Patient Aligned Care Team model to meet projected demand for services.

Clinical services provided at this location include but are not limited to Primary Care, Mental Health, Medical and Surgical Specialties, and associated ancillary services. Veterans are currently treated at the VAMC. The VAMC lacks sufficient space to accommodate the functions critical to meeting the current and projected clinical workload demand. The new location will provide state-of-the-art clinical space and a more functional and effective health care environment for veterans, veterans' families and medical staff.

Furthermore, close proximity to the VAMC and the university affiliate may allow for efficiencies in education, recruitment, and research.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, PONCE, PUERTO RICO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, a lease of up to 114,300 net usable square feet of space, and 915 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Ponce, Puerto Rico to replace the existing Ponce Outpatient Clinic at a proposed unserviced annual cost of \$5,436,108 for a lease term of up

to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PONCE, PR**

Prospectus Number: PPR-01-VA17

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 114,300 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), to replace the clinic currently located in a 56,550 NUSF building that is unable to meet VA's space needs in Ponce, PR.

The lease will provide continued services for the Ponce veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	56,550
Estimated Maximum NUSF:	114,300
Expansion/Reduction NUSF:	57,750 (expansion)
Estimated Maximum RSF:	154,305
Expiration Dates of Current Lease(s):	2/27/2020
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<p><u>North:</u> State Road 10 (starting next to the "Parque Ceremonial Tibes" and continuing to State Road 14) and State Road 14 (continuing to the eastern boundary of city of Ponce)</p> <p><u>South:</u> Coast line (starting at "Rio Matilde" and extending to the eastern boundary of the city of Ponce)</p> <p><u>East:</u> Eastern boundary of the city of Ponce (starting at State Road 14 and extending south to the coast line)</p> <p><u>West:</u> State Road 503 (starting at State Road 10 and continuing to State Road 133), then State Road 133 (extending west to State Road 123 (south)), then State Road 123 (extending south to State Road 163), then State Road 163 (extending west to State Road 9), then State Road 9 (extending south to PR Highway 2) and then "Rio Matilde" south to the coast line</p>
Number of Official Parking Spaces:	915
Scoring:	Operating Lease

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PONCE, PR**

Prospectus Number: PPR-01-VA17

Current Total Annual Cost:	\$1,325,597 (leases effective 2/28/2000)
Current Total Unserviced Annual Cost:	\$1,213,582
Estimated Unserviced Rental Rate ¹ :	\$47.56 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$5,436,108

Justification

The proposed 114,300 NUSF facility will provide expanded outpatient services to address utilization and space gaps in the southwestern, south and southeast regions of Puerto Rico that were identified through the Strategic Capital Investment Planning (SCIP) process. At 56,550 NUSF, the current Ponce Outpatient Clinic does not provide sufficient space, parking, or the medical technology to meet the projected needs of the veteran community.

Several programs currently provided at the Ponce Outpatient Clinic have both workload and space gaps identified by the Strategic Capital Investment Planning (SCIP) process. To address these gaps, the replacement Ponce Outpatient Clinic lease will include all current services: Primary Care; Mental Health Clinic; Physical Medicine and Rehabilitation (PMR); Surgery; Laboratory; Pharmacy; Radiology; Audiology; Eye Clinic; Prosthetics; Sterile Processing and Distribution (SPD); and Acquisition and Material Management Service (AMMS). The replacement clinic will also enhance and expand the following programs: Women's Care, Audiology and Speech Pathology, and Home Care. Finally, the replacement clinic will also add several programs: Chemotherapy, Gastroenterology, Day Hospital, Mental Health Program, Imaging Center, and MRI suite.

Although the proposed services in the replacement clinic are currently offered in San Juan, this is a one- to two-hour drive for some veterans. Locating and expanding programs in Ponce will afford medical care to the underserved catchment areas of Ponce, Mayaguez, and Guayama and improve access to veterans in these areas.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PONCE, PR**

Prospectus Number: PPR-01-VA17

constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, REDDING, CALIFORNIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 77,000 net usable square feet of space, and 520 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Redding, California to replace and consolidate two existing leases for the existing Redding Community Based Outpatient Clinic at a proposed unserviced annual cost of \$3,343,340 for

a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delin-

eated area included in the prospectus, *except that*, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
REDDING, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 1

Executive Summary

The U.S. General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 77,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA). This action will consolidate two existing leases totaling 48,293 NUSF in Redding, CA.

The lease will provide continued services for the Redding veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	50,165
Estimated Maximum NUSF:	77,000
Expansion/Reduction NUSF:	26,835 (expansion)
Estimated Maximum RSF:	103,950
Expiration Dates of Current Lease(s):	10/31/2016, 2/28/2022
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<p><u>North:</u> Route 299 / Eureka Way (starting at Buenaventura Blvd and extending east to Market St), then South Market Street (extending northeast to Lake Blvd East), then Lake Blvd East (extending east to Old Oregon Trail)</p> <p><u>South:</u> Ox Yoke Rd/Riverside Ave (starting at Eastside Rd and extending east to Airport Rd)</p> <p><u>East:</u> Old Oregon Trail / Airport Rd (starting at Lake Blvd East and extending south to Riverside Ave)</p> <p><u>West:</u> Bonaventure Blvd (starting at Route 299 / Eureka Way and extending south to Route 273) and then Route 273 / S. Market St / Eastside Rd (extending south to Ox Yoke Rd)</p>
Number of Official Parking Spaces:	520
Scoring:	Operating Lease

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
REDDING, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 1

Current Total Annual Cost:	\$1,096,328 (leases effective 11/1/1996, 3/1/2012)
Current Total Unserviced Annual Cost:	\$604,500
Estimated Unserviced Rental Rate ¹ :	\$43.42 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$3,343,340

Justification

The 77,000 NUSF facility will address utilization, space, and wait time gaps through the consolidation and expansion of two expiring leases into a new state-of-the-art leased outpatient clinic. The new consolidated lease will provide space for a second x-ray unit, mammography, and will accommodate 17 additional mental health providers. The proposed project will also provide the clinical space necessary to accommodate projected workload demands and improve access for veterans.

The consolidated outpatient clinic will allow for growth in Primary Care, Mental Health, and Specialty Care for the following services: Laboratory and Pathology, Audiology, Cardiology, Gastroenterology, Neurology, Endocrinology, Dermatology, Infectious Diseases, Pulmonary Medicine, Homeless Services, Mental Health, Primary Care, Urgent Care Radiology, Ear-Nose-Throat ENT, General Surgery, Obstetrics and Gynecology, Orthopedics, Podiatry, and Urology. The new leased facility will add telemedicine exam rooms to provide specialty services in Allergy and Immunology, Nephrology, and Rheumatology.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
REDDING, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 1

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SAN DIEGO, CALIFORNIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 99,986 net usable square feet of space, and 675 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in San Diego, California to replace and consolidate two existing outpatient facilities in San Diego at a proposed unserviced annual cost of \$4,049,433 for a lease term of up to 20 years, a pro-

spectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 53

Executive Summary

The General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 99,986 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), merging the two existing separate outpatient facilities in San Diego, California.

The lease will provide continued services for the San Diego veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	53,473
Estimated Maximum NUSF:	99,986
Expansion/Reduction NUSF:	46,513 (expansion)
Estimated Maximum RSF:	134,981
Expiration Dates of Current Lease(s):	12/31/2022, 9/20/2022
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> Navajo Rd (starting at Hwy. 125 and extending east to Lake Murray Blvd), then Lake Murray Blvd (extending south to Beaver Lake Dr), then Beaver Lake Dr (extending west to Cowles Mtn Blvd), then Cowles Mtn Blvd (extending south to Lake Adlon Dr), then Lake Adlon Dr (extending west to Coral Lake Ave), then Coral Lake Ave (extending south to Lake Andrita Ave), then Lake Andrita Ave (extending west to Twin Lake Dr), then Twin Lake Dr (extending south to Jackson Dr), then Jackson Dr (extending west to Golfcrest Dr), then Golfcrest Dr (extending north to Tuxedo Rd), then Tuxedo Rd (extending east to Volclay Dr), then Volclay Dr (extending north to Santar Ave), then Santar Ave (extending northeast to Jennite Dr), then Jennite Dr (extending north to Ruane St), then Ruane St (extending west to Golfcrest Dr), then Golfcrest Dr (extending north to Mission Gorge Rd), then Mission

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 53

Gorge Rd (extending west to Jackson Dr), then Jackson Dr (extending south to Doreen Rd), then Doreen Rd (extending south to Hillandale Dr), then Hillandale Dr (extending south to Deep Valley Rd), then Deep Valley Rd (extending west to Deerfield St), then Deerfield St (extending north to Mission Gorge Rd), then Mission Gorge Rd (extending west to Friars Rd), then Friars Rd (extending west to I-15), then I-15 (extending north to Aero Dr), and then Aero Dr (extending west to Hwy. 163)

South: I-8 (starting at Hwy 163 and extending east to I-805); then I-805 (extending south to El Cajon Blvd), then El Cajon Blvd (extending east to Hwy 125)

East: Hwy 125 (starting at I-8 / El Cajon Blvd and extending north to Navajo Rd)

West: Hwy 163 (starting at I-805 and extending south to I-8).

Parking Spaces:	675
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,956,614 (Leases Effective: 10/1/2013, 10/1/2012)
Current Total Unserviced Annual Cost:	\$1,050,744
Estimated Unserviced Rental Rate ¹ :	\$40.50 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$4,049,433

Justification

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA17
Congressional District: 53

A new 99,986 NUSF lease in San Diego will replace and consolidate the two existing leases in the San Diego/Mission Valley market including the 43,473 NUSF Mission Valley Clinic, the 10,000 NUSF Mission George Clinic.

The current space in these facilities is insufficient to meet the projected needs of the veteran community and cannot address the growing need for Women's Health, Blind Services, or Dental and Ambulatory Surgery. The facilities have poorly configured space and numerous deficiencies are currently present at the existing clinics.

A new, single lease consolidating the existing locations will create economies of scale and overall operating efficiencies that will yield significant cost savings as well as the ability to expand services to a greater number of Veterans.

The new facility will enhance VA outpatient services by integrating care delivery (Primary, Mental Health, Specialty Care and Ancillary Services) as well as expand services for Women's Health, Audiology, Blind Rehabilitation and Eye Clinic Services.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS


**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**


Prospectus Number: PCA-01-VA17
Congressional District: 53

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SAN ANTONIO, TEXAS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, a lease of up to 190,800 net usable square feet of space, and 1,526 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in San Antonio, Texas to replace and consolidate seven separate outpatient facilities in San Antonio at a proposed unserviced annual cost of \$5,519,844 for a lease term of up to 20 years, a pro-

spectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN ANTONIO, TX**

Prospectus Number: PTX-01-VA17
Congressional District: 20, 23

Executive Summary

The U.S. General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 190,800 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA). This action will consolidate VA operations that are currently located in seven separate outpatient facilities in San Antonio, TX.

The lease will provide continued services for the San Antonio veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	110,203
Estimated Maximum NUSF:	190,800
Expansion/Reduction NUSF:	80,597 (expansion)
Estimated Maximum RSF:	257,580
Expiration Dates of Current Lease(s):	5/2/2021, 6/21/2021, 6/21/2021, 8/4/2019, 12/31/2018, 12/31/2016, 12/31/2016
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> Starting at North Loop 1604 W at the intersection with FM 1560 (East) and Bandera (16), proceed eastbound on 1604 to McDermott Hwy (I-10)). <u>South:</u> Take McDermott Hwy southbound to Huebner Rd. Continue southwest on Huebner Rd to Bandera Rd. Proceed south on Bandera (16) to NW I-410. <u>East:</u> Take NW I-410 westbound to TX-151. Take TX-151 north and continue to the intersection with W Loop 1604 N (North). <u>West:</u> Follow 1604 N northbound to the intersection with FM 1560 and Bandera Rd.
Parking Spaces:	1,526
Scoring:	Operating Lease
Current Total Annual Cost:	\$2,151,854 (leases effective 5/3/2011, 6/22/2011, 6/22/2011, 12/27/1999, 5/29/2009, 5/17/2011, 2/7/2006)
Current Total Unserviced Annual Cost:	\$1,551,501

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN ANTONIO, TX**

Prospectus Number: PTX-01-VA17
Congressional District: 20, 23

Estimated Unserviced Rental Rate ¹ :	\$28.93 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$5,519,844

Justification

A new 190,800 NUSF lease would replace and consolidate seven existing leases in the San Antonio market including the Frank Tejeda Outpatient Clinic (FTOPC), three annex leases, and three specialty care clinic leases, as well as one contract clinic, which currently occupy approximately 110,203 NUSF of space.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. The existing clinics are operating at full capacity, cannot accommodate the projected workload increase of 20,000 primary care clinic stops by 2019, and cannot be expanded. Several of the leased facilities contain environmental issues including air quality concerns, which have been reported to the U.S. Department of Labor - Occupational Safety and Hazard Administration by VA employees. Due to the term structure of the leases, VA is responsible for maintenance costs and has spent a significant amount to remediate existing mold. These conditions are expected to worsen and will require additional investment to prevent impacts to veteran and employee health.

The new facility will establish a centralized location for delivery of coordinated health care and reduce utilization and space gaps in primary care, mental health, and specialty care as well as consolidate medical-surgical specialties, diagnostics services, dental, eye, women's health, radiology, and pharmacy. Overall operating efficiencies generated from the proposed consolidation would produce significant cost savings as well as the ability to meet the increases in projected workload.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN ANTONIO, TX

Prospectus Number: PTX-01-VA17
Congressional District: 20, 23

Interim Leasing


The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTIONS

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, TULSA, OKLAHOMA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 140,000 net usable square feet of space, and 945 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Tulsa, Oklahoma to replace and consolidate two existing leases in Tulsa at a proposed unserviced annual cost of \$4,634,000 for a lease term of up

to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except*

that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

GSA

PBS

**PROSPECTUS -- LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TULSA, OK**

Prospectus Number: POK-01-VA17
Congressional District: 1

Executive Summary

The U.S. General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 140,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) merging two separate outpatient facilities in Tulsa, Oklahoma.

The lease will provide continued services for the Tulsa veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF	63,908
Estimated Maximum NUSF:	140,000
Expansion/Reduction NUSF:	72,332 (expansion)
Estimated Maximum RSF:	189,000
Expiration Dates of Current Lease(s):	11/26/2020, 12/31/2020
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<p><u>North:</u> I-244 (starting at Hwy 412 junction and extending east to N 129th Ave)</p> <p><u>South:</u> E 91st St (starting at S Lewis Ave and extending east to S Garnett Rd)</p> <p><u>East:</u> N 129th Ave (starting at I-244 junction and extending south to W Albany St / E 61st St), then W Albany St / E 61st St (extending west to S Garnett Rd), then S Garnett Rd (extending south to E 91st St)</p> <p><u>West:</u> E 91st St (starting at S Lewis Ave and extending west to Riverside Pkwy), then Riverside Pkwy / Riverside Dr (extending north to I-44), then I-44 (extending west to Hwy 75), then Hwy 75 (extending north to I-244), then I-244 (extending north to Hwy 412)</p>
Parking Spaces:	945
Scoring:	Operating Lease

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TULSA, OK**

Prospectus Number: POK-01-VA17
Congressional District: 1

Current Total Annual Cost:	\$911,182 (leases effective 11/27/2000, 1/1/2006)
Current Total Unserviced Annual Cost:	\$742,486
Estimated Unserviced Rental Rate ¹ :	\$33.10 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$4,634,000

Justification

A new 140,000 NUSF lease would replace and consolidate two existing leases in the Tulsa market including the existing Tulsa Outpatient Clinic and Tulsa Behavioral Medicine Clinic that currently occupy approximately 63,908 NUSF of space.

The increase in workload in recent years and the implementation of the Uniform Services Package for Mental Health Services has rendered the existing space too small to provide adequate services. Additional space is not available at either location and both have existing deficiencies. This lack of space and functional obsolescence, along with the projected workload increases, exacerbates patient wait times, and decreases overall Veteran satisfaction.

The new facility will establish a centralized location for delivery of coordinated health care and reduce utilization and space gaps in primary care, mental health, and specialty care as well as consolidate medical-surgical specialties, diagnostics services, dental, eye, women's health, radiology, and pharmacy.

The new facility will enhance VA outpatient services by closing wait time, utilization, and space gaps, specifically for Mental Health and Medical and Surgical Specialties, as identified in the Strategic Capital Investment Planning (SCIP) process. This project will allow VA to provide timely access to Primary Care (including women's health), Imaging, Specialty Clinical Services (including Cardiology, Neurology, Gastroenterology, Pulmonology, Urology), General Mental Health, as well as Specialty Mental Health (including Substance Abuse, Smoking Cessation, and PTSD).

Resolutions of Approval

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TULSA, OK

Prospectus Number: POK-01-VA17
Congressional District: 1

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing


The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

There was no objection.

STATEHOOD FOR THE DISTRICT OF COLUMBIA

The SPEAKER pro tempore. Under the Speaker's announced policy of January 3, 2017, the gentlewoman from the District of Columbia (Ms. NORTON) is recognized for 60 minutes as the designee of the minority leader.

Ms. NORTON. Mr. Speaker, I come to the House this afternoon because a very significant event occurred yesterday in the Senate.

The Mayor of the District of Columbia, the city council chair, a statehood representative, a statehood senator all came to the Capitol to deliver a petition from the residents of the District of Columbia. Residents voted 85 percent strong that the District of Columbia become the 51st State. At the same time, I introduced the bill to bring that about.

This afternoon I want to discuss why the residents of this city would want to become a State. I find that Members of Congress are almost entirely ignorant of the status of the District of Columbia, and, frankly, I cannot really blame them.

Members of Congress have no reason to be concerned about the District and its 670,000 residents. That is my concern. Candidly, I wish Members of Congress would not be concerned at all. There are a number of ways in which the Congress could leave the city alone.

Statehood is, of course, the ultimate reason and way; and it is the only way that the residents of this city can become equal to the residents represented by my colleagues. This is indeed, as we come now full throttle into the 21st century, in the name of democracy and of American values, why statehood for the District of Columbia simply must come.

On this House floor, the residents of the District of Columbia have no vote and, of course, they have no senators whatsoever.

What do they give to their country?

Let us begin with something very tangible. The residents of this city are number one per capita in the federal taxes they pay to support the United States of America. Let us translate that into a comparison to the taxes my colleagues pay. The residents of this city pay more in federal taxes than the residents of 22 States, and this city is not yet a State.

When a matter comes to this floor, every Member can vote on that matter, even when that matter involves uniquely the District of Columbia—every Member can vote on that matter, except the Member who represents the District of Columbia.

The Committee on Oversight and Government Reform, where the Member representing the District can vote, just voted to eliminate a District law. Imagine that. In the United States of America, the Congress of the United

States, unaccountable to the residents of the city of Washington, D.C., on local matters can overturn a bill. They have done so in committee on an admittedly controversial bill.

I don't expect every State and city to agree with the District of Columbia on matters affecting our city. The DC Death with Dignity bill would allow people to take their own lives with a drug in their possession administered by themselves. In order to do so, two doctors have to have found that the resident does not have more than six months to live, among other requirements.

A third of those who choose this option in the United States never use the drug.

How do I know that?

Because six States already have death with dignity laws. That means 24 Republican Members of this House represent States that have death with dignity laws yet the Committee on Oversight and Government Reform under Chairman CHAFFETZ just voted to keep the District from doing what six States already allow.

This bill was introduced as a so-called disapproval resolution. Such a resolution requires an actual vote in the House and the Senate. It was introduced very late and taken up very late because I believe that the Oversight and Government Reform Committee and the Speaker of the House didn't want to bring that bill to the floor because there are six States that have precisely this kind of law and because there are 24 Republican Members who would be implicated and would be caught in a matter of supreme hypocrisy if they voted against the very same bill for the District of Columbia.

Yesterday, the Mayor of the city, Mayor Muriel Bowser, and council chair Philip Mendelson came to the Senate, who hosted us, to deliver a petition to become the 51st State. This is a procedure that is allowed under our Constitution.

It is a procedure that was used in Tennessee where all the prerequisites for statehood have to be fulfilled, the boundaries, et cetera; and you simply present a petition. That is how Tennessee and a number of other States became States.

I am very grateful to Senator TOM CARPER for hosting us in the Senate where we have no representation. Senator CARPER of Delaware is a champion of statehood. He has introduced this bill for years now and did so again in the Senate.

It is not unusual for Democrats in the Senate to support D.C. statehood. The four top Democratic leaders are among those who cosponsored the bill last year. I expect that to be the same this year because Senator TOM CARPER introduced the bill in the Senate yesterday, even as I introduced the bill in the House at the same time.

I want to just say, once again, how faithful and true to his own principles Senator CARPER has been in supporting

D.C. statehood and stepping out front to introduce the bill.

You might ask: What chance, with a Republican House, Senate, and President, do you have of getting D.C. statehood? Why would you bother?

No matter who sat in the White House today—and Hillary Clinton was a strong champion of statehood—we are about where we would have been. The work really isn't in the Presidency. The work is in the Congress and, even more so, in the District of Columbia.

The District of Columbia has to itself get this shameful record out of having residents who have served in every war, including the war that created the United States of America, paying taxes beyond those paid by other residents. This is on us, and we recognize it.

I think you will see a social media campaign informing the American people of what they do not now know because they wouldn't tolerate it if they did.

□ 1230

It was very difficult, until the age of social media, to get such word out without a massive advertising campaign. All we need to do now is use the existing social media, and I think we can change this shameful situation.

I am very encouraged by what has happened. Yesterday, 60 Democrats joined me as original cosponsors. An original cosponsor is a Member who stands with the sponsor on equal footing to introduce the bill. That already beats the record we set for last year when we had 93 original cosponsors in the 114th Congress. By the end of that Congress, 72 percent of House Democrats were cosponsors of the bill, and we could have gotten many more than that but for the logistics and the timing involved.

Our goal is to improve our chances for statehood every year; one way to do that is to get more cosponsors every year, and we are meeting that goal.

Why are we pursuing statehood? It is not out of hubris. It is not that we want to be like Delaware and New York. It is because it is the only way to become full and equal citizens of the United States, and because we have tried everything else.

Without statehood, Members will continue to bring our matters to the House floor for unaccountable Members to vote on them. Without statehood, we won't have the right to vote on this House floor. We won't have the right to vote in the Senate.

We have tried short of statehood. I pay tribute to former Representative Tom Davis, who, in the majority, sponsored a bill with me to get a House vote, only a House vote for the District of Columbia. This was a very important effort strongly supported by the residents of the District of Columbia to say: look, you don't give us statehood, let us get there gradually, give us the House vote.